

---

## CHAPTER 4: GUIDELINES FOR THE REHABILITATION OF "COTTAGE TYPE" STRUCTURES

---

MATERIALS	17
TRIM AND ORNAMENT	17
ROOFS	18
WINDOWS	18
AWNINGS	19
ENTRANCES	20

---

## CHAPTER 4: GUIDELINES FOR REHABILITATION OF "COTTAGE TYPE" STRUCTURES

Most of the residential type buildings in the Village were designed by Smith. Typical characteristics are half-timbering, recessed porches, multiple gables, steeply pitched roofs, simple molded trim, dormers, brick chimneys and brick foundations.

### Policy:

Smith buildings should be respected, with regard to original character, but some (limited) flexibility should be considered to accommodate new uses:

### MATERIALS



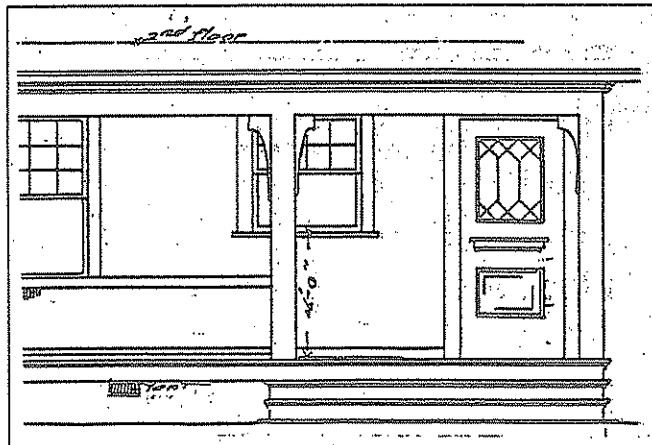
Guideline 30. Repair pebbledash finishes to blend with the original.

### 30. MAINTAIN THE ORIGINAL PEBBLEDASH OR ROUGH CAST FINISH.

Where repairs are necessary:

- Maintain the typical texture.
- For technical assistance, see the Historic Resources Commission.
- Alternate materials may be used if they are visually similar in texture and finish to the original.
- Patching original Rough Cast with substitute materials is inappropriate where differences in expansion and contraction will result in cracking.

### TRIM AND ORNAMENT



Guideline 31. Historic ornament, such as these brackets, railings, and leaded glass window, should be preserved.

### 31. MAINTAIN HISTORIC TRIM AND ORNAMENT

- Preserve existing trim in place where it survives.
- Where original trim is missing, replace missing elements with designs to match the original.
- Use original proportions for trim designs.
- See copies of the original historic drawings for designs of missing details. A catalog of these drawings is available for reference at the Historic Resources Commission.

## ROOFS

### Policy:

Roof forms should reinforce the original village character.

### Guidelines:

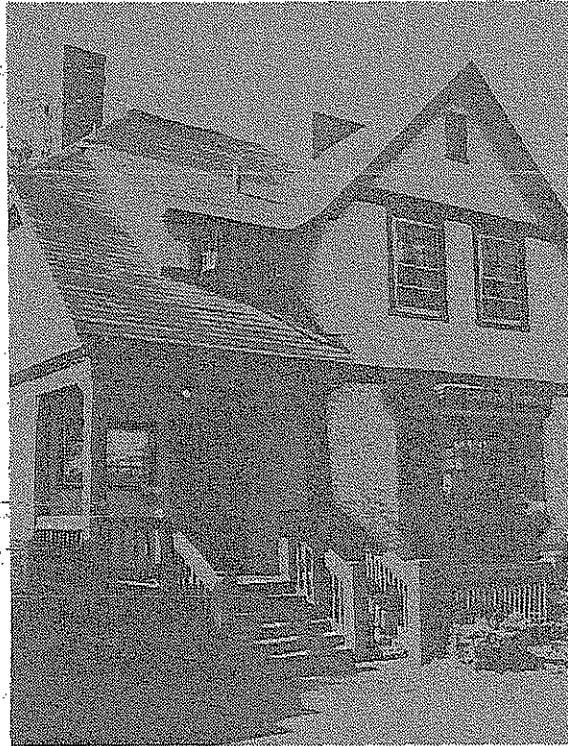
**32. PRESERVE GABLED AND GAMBREL ROOFS AT THE ORIGINAL PITCH.**

**33. PRESERVE THE CHARACTER OF ORIGINAL ROOFING MATERIALS**

- Maintain historic roofing materials where they survive.
- When replacement of roofing is necessary, use wood or asphalt, in thin profile, to resemble the original. Rough shake shingles are not appropriate.
- All roofs shall have a muted red color.

**34. WHERE THEY ARE USED, GUTTERS SHOULD COMPLEMENT TRIM AND MOLDING.**

- Simple, half-round gutters are recommended in locations where decorative molding exists.
- More ornamental gutters may be considered where other fascia trim is plain.
- Paint gutters to blend with other trim on the building.



Guideline 32. Preserve gabled and gambrel roofs at the original pitch.

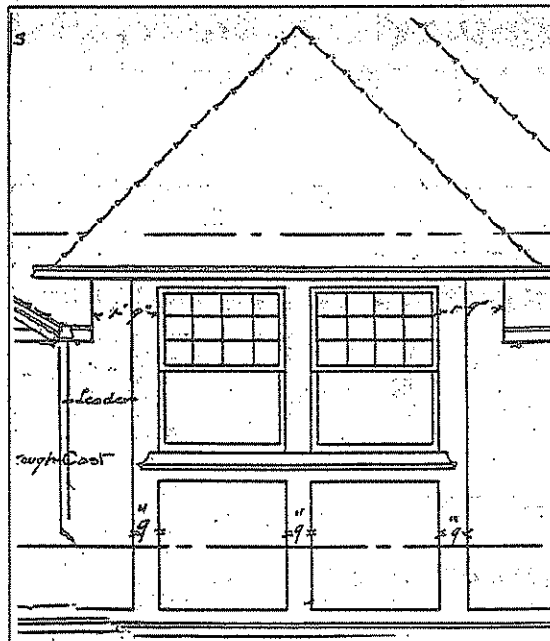
## WINDOWS

**35. MAINTAIN THE HISTORIC WINDOW PROPORTIONS.**

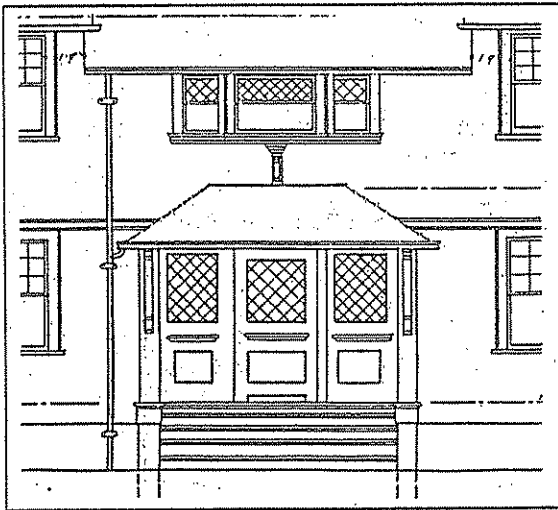
- Most windows had a vertical emphasis.
- Avoid enlarging window openings.
- Reflective glass is inappropriate.

**36. IF STORM WINDOWS ARE USED, THEY SHOULD NOT OBSCURE ORIGINAL WINDOW PROPORTIONS.**

- Consider mounting storm windows on the interior.
- If mounted on the exterior, storm frames should match original windows in dimensions and painted finish.



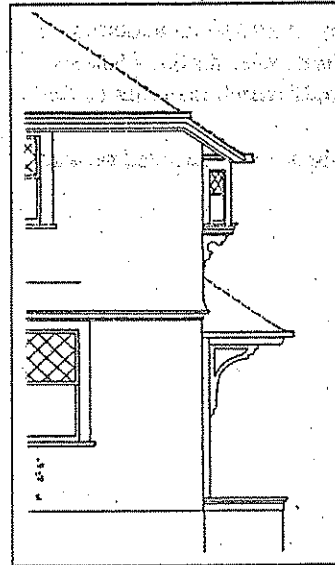
Guideline 35. Maintain the original proportions of glass and sash when making repairs or replacing window frames. (Cottage "A")



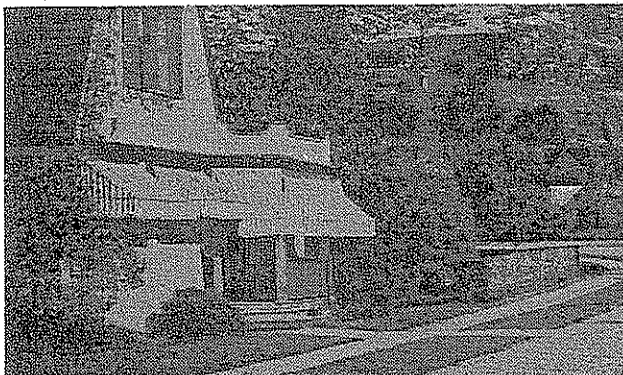
Guideline 37. If bay windows are used, they must match the original Smith window design. See the front view above and the side view below. Note the bracket support.

**37. BAY WINDOWS MAY BE CONSIDERED ONLY IF THEIR INSTALLATION DOES NOT REQUIRE REMOVAL OF ORIGINAL WINDOWS OR TRIM.**

- If used, bay windows must match the original Smith window design.



## AWNINGS



Guideline 38. This historic photo illustrates the use of awnings on a cottage type building. (Photo courtesy Robert Griffin).

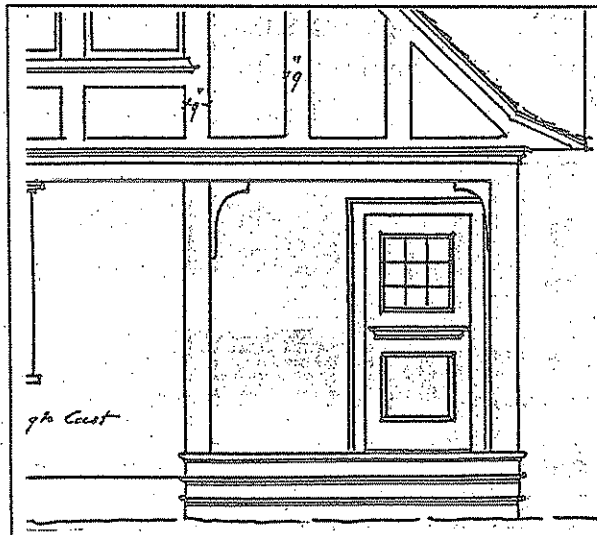
**38. CONSIDER USING AWNINGS TO SHADE WINDOWS AND CREATE INTEREST.**

- The width of the awning should match the window opening.
- Fabric awnings only are appropriate.
- Coordinate the awning color with the overall scheme.

## ENTRANCES

### 39. MAINTAIN THE RESIDENTIAL CHARACTER OF THE BUILDING ENTRANCES.

- Preserve stair railings.
- Maintain open porches to define entrances.
- Maintain walkways to define entrances as well.
- If storm doors are used, they should be as unobtrusive as possible. Large plate glass doors with minimal frames are appropriate. The frames should match the color of the primary door.
- Stairs to front entrances should be constructed of wood or brick.



Guideline 39. Original doors are also important entrance features to be preserved. (Cottage No. 23 "F").